

LUKE BRUGNARA

Sch 11a

DETAILS FROM SALES ESCROW FOR 810 - 814 MISSION ST., SAN FRANCISCO					
Description	Sales Price	Selling Expenses	Deductible Expenses	Loan Payoffs	Exhibit
Sale Price	\$12,000,000.00				W6-2 pg 1
Pay Colliers A Commission Of		\$240,000.00			W6-2 pg 1, 3
Pay Corinthian Schools			\$462,086.45		W6-2 pg 1, 6
Pay Corinthian Schools 902.06 per day from Closing to 2-1-00			\$21,649.44		W6-2 pg 1, 6
Pay Nick Shameyah Legal Fees		\$25,000.00			W6-2 pg 1
Pay Unpaid Balance of Loan to Fremont Investments w Interest paid to 11-1-99				\$2,648,010.49	W6-2 pg 1, 19
Pay Late Charges of			\$32,904.71		W6-2 pg 1, 19
Pay Interest from 11-1-99 to 12-10-99			\$28,066.97		W6-2 pg 1, 19
Pay Interest from 12-10-99 to Receipt			\$19,620.02		W6-2 pg 1, 19
December Late Fee			\$2,481.50		W6-2 pg 1, 19
Demand Fee		\$60.00			W6-2 pg 1, 19
Forwarding Fee		\$65.00			W6-2 pg 1, 19
Update and Fax		\$50.00			W6-2 pg 1, 19
Pay all of the Remaining Balance of the \$9.4M Loan to Owens Financial w Interest Paid to 11-1-99				\$6,677,911.07	W6-2 pg 1, 20
Interest From 11-1-99 to 12-23-99			\$168,765.28		W6-2 pg 1, 20
Pay Interest From 12-23-99 to Receipt			\$37,099.52		W6-2 pg 1, 20
Late Charges			\$9,736.45		W6-2 pg 1, 20
Demand Fee		\$60.00			W6-2 pg 1, 20
Pay Investors Yield		\$65.00			W6-2 pg 1, 20
Credit for Overpayment On Loan #50349				(\$1,399.07)	W6-2 pg 1, 20
Reconveyance Fee		\$100.00			W6-2 pg 1
Forwarding Fee		\$65.00			W6-2 pg 1
Statement Fee		\$60.00			W6-2 pg 1
David Pick Law Corporation		\$50,833.00			W6-2 pg 1
Pay All or Portion of the \$1,860,000 Loan to David Pick				\$101,065.79	W6-2 pg 1
Pay Interest from 1-1-00 to Receipt			\$12,503.37		W6-2 pg 1
Forwarding Fee		\$60.00			W6-2 pg 1
Partial Release Fee		\$75.00			W6-2 pg 1
Notary Fee		\$30.00			W6-2 pg 1
Pay 78% of Balance of \$3,350,000 Loan to David Pick Investments Group				\$663,000.00	W6-2 pg 2, 22
Interest from 1-1-00 to Receipt			\$2,836.12		W6-2 pg 2
Pay 22% of Balance of the \$3,350,000 Loan to David Pick				\$187,000.00	W6-2 pg 2, 22
Interest from 1-1-00 to Receipt			\$799.96		W6-2 pg 2
Forwarding Fee		\$60.00			W6-2 pg 2
Partial Release Fee		\$75.00			W6-2 pg 2
Notary Fee		\$30.00			W6-2 pg 2
Pay All or Portion of The \$5.5M Loan to Malibu Vista Prtnrs and Encino Riviera Investors- None				\$0.00	W6-2 pg 2

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<i>Description</i>	<i>Sales Price</i>	<i>Selling Expenses</i>	<i>Deductible Expenses</i>	<i>Loan Payoffs</i>	<i>Exhibit</i>
Forwarding Fee		\$60.00			W6-2 pg 2
Partial Release Fee		\$75.00			W6-2 pg 2
Notary Fee		\$30.00			W6-2 pg 2
Balance of the \$500,000 Loan to David Pick ¹				\$335,000.00	W6-2 pg 2
Interest from 1-1-00 to Receipt			\$1,433.04		W6-2 pg 2
Forwarding Fee		\$60.00			W6-2 pg 2
Partial Release Fee		\$75.00			W6-2 pg 2
Notary Fee		\$30.00			W6-2 pg 2
Pay SF Water Department			\$11,004.56		W6-2 pg 2
Pay SF Water Department			\$860.07		W6-2 pg 2
Pay Both Installments for 1999-00 Taxes on Block 3705 Lot 7 Incl Pen.			\$60,763.42		W6-2 pg 2
Pro Rata Taxes (Less Water Lien) on APN 3705-7 From Closing to 7-1-00			(\$15,990.60)		W6-2 pg 2
Pro Rata Rental Income of \$64,647.52 per Month From Closing to 2-1-00			\$51,718.08		W6-2 pg 2
Credit Buyer Security Deposits of			\$71,777.13		W6-2 pg 2
Pay SF Fire Department			\$1,128.23		W6-2 pg 2
City of SF Real Property Transfer Tax		\$90,000.00			W6-2 pg 2
Document Preparation/Notary Fees		\$250.00			W6-2 pg 2
Courier Services		\$200.00			W6-2 pg 2
UCC Filing Services		\$300.00			W6-2 pg 2
Recording Services		\$400.00			W6-2 pg 2
	\$12,000,000.00	\$408,168.00	\$981,243.72	\$10,610,588.28	
		Total Payments:		\$12,000,000.00	
¹ related to 1/27/98 purchase of 490 Post (W6-4 pg 3).					

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Sch 11b

DETAILS FROM PURCHASE ESCROW FOR 810-814 MISSION STREET, SAN FRANCISCO						
<i>Description</i>	<i>Purchase Price</i>	<i>Purchase Expenses</i>	<i>Deductible Expense</i>	<i>Loan-Related Expenses</i>	<i>Due to Buyer</i>	<i>Exhibit</i>
Purchase Price	\$2,700,000.00					TC Ex K - TC001519
Credit Buyer for Security Deposits						TC001519
Prorate Taxes 12/6/93 to 1/1/94			\$6,145.75			TC001519
Commission		\$63,000.00				TC001519; TC001620
Pay Demand of David Pick		\$63,000.00				TC001519
Tax Service Fee		\$122.00				TC001519
Escrow Fee		\$580.00				TC001519
Document Preparation		\$150.00				TC001519
Notary Fee		\$40.00				TC001519
Title Premium (ALTA) Lender				\$3,813.60		TC001519
Title Premium (ALTA) Lender				\$609.60		TC001519
Federal Express/Courier Fee		\$30.00				TC001519
Recording fees		\$320.00				TC001519
Payment due thru escrow - Edward E.N. Brown			\$3,000.00			TC001519; TC001612
Harry Blumenthal / Loan Fee				\$30,000.00		TC001519
Al Ebnetter / Loan Fee				\$30,000.00		TC001519
Attorney Fees		\$4,500.00				TC001519
Balance Due to Buyer					\$26,837.88	TC001519
	\$2,700,000.00	\$131,742.00	\$9,145.75	\$64,423.20	\$26,837.88	
		Total Payments:			\$232,148.83	